



1 Norfolk Road, Maldon , CM9 6AZ  
Offers over £525,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN is this THREE BEDROOM DETACHED BUNGALOW situated ON THE POPULAR WESTERN SIDE OF TOWN. The property requires updating but hosts a wealth of fine features which include three double bedrooms, bathroom plus an additional wc, in-out driveway, large lounge and conservatory. The property is situated within WALKING DISTANCE to MALDON HIGH STREET. Energy Efficiency Rating D.

**Entrance Porch**

Main entrance door, side windows. Door to;

**Additional WC**

Window to front and back, low level wc, hand wash basin.

**Hallway**

Radiator, loft access.

**Living Room 21'6" x 10'11" (6.55m x 3.33m)**

Window to the front, feature fireplace with fire insert, radiators.

**Kitchen 10'11" x 6'9" (3.33m x 2.06m)**

Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, space for tall standing fridge/freezer. Integrated oven and hob. Window and door leading out to;

**Conservatory 32'6" x 9'1" (9.91m x 2.77m)**

Enclosed with double glazed units, plumbing for washing machine, storage cupboards, radiators, door leading out to the garden.

**Bedroom One 15' x 7'2" (4.57m x 2.18m)**

Window to the front, radiator, fitted wardrobes.

**Bedroom Two 11'1" x 10'7" (3.38m x 3.23m)**

Window, radiator, fitted wardrobe and storage cupboards.

**Bedroom Three 10'8" x 10'6" (3.25m x 3.20m)**

Window, radiator, fitted wardrobe and storage cupboards.

**Bathroom**

Four piece bathroom suite with corner bath, separate shower cubicle with shower unit, low level wc, wash basin, window.

**Outside**

**Garden**

Steps down to the rear garden which is mainly laid to lawn, border trees and plants. Side access.

**Driveway**

In-Out driveway

**Property Information**

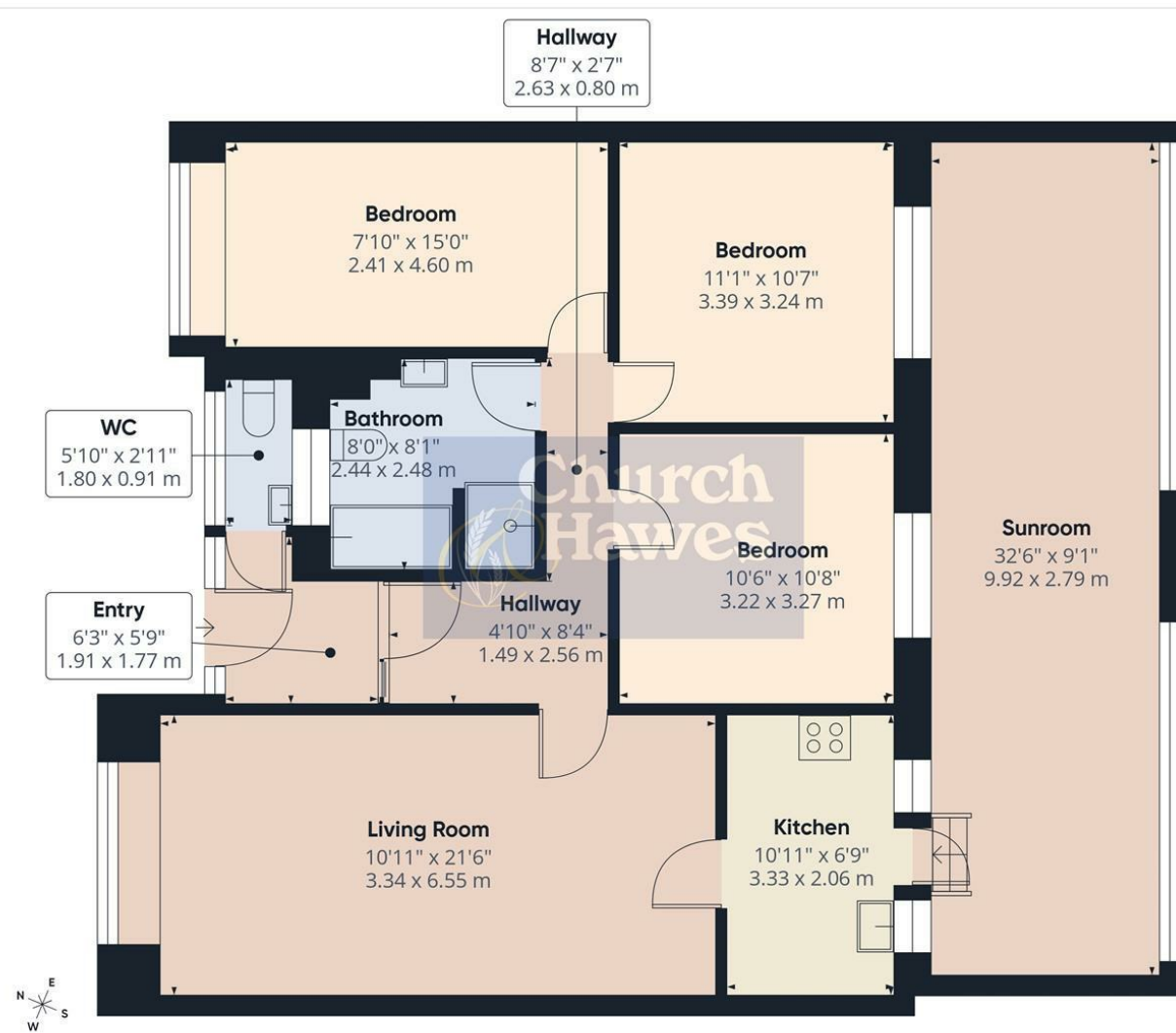
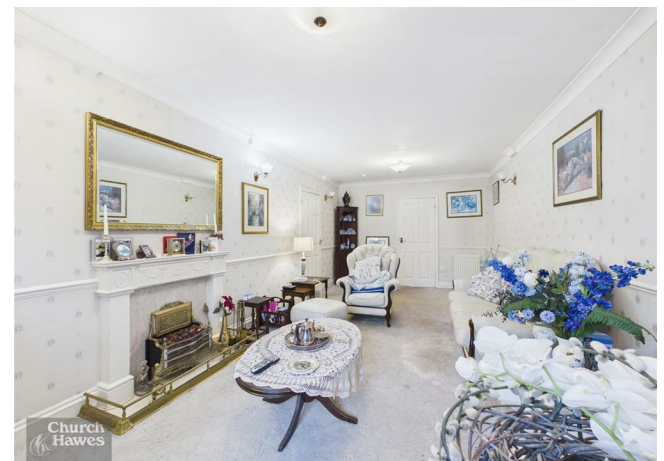
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC

**Agents Note, Money Laundering & Referrals**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Approximate total area<sup>®</sup>

1163 ft<sup>2</sup>  
 108.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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